LOT 110
IN OR 2062/1547
RIVER GLEN #1 PB 7/263

HINES STEVEN D/PARAMORE-HINES MELINDA R
75172 FERN CREEK DR
YULEE, FL 32097

2026

11-2N-26-1830-0110-0000

BUILDING CHARACTERISTICS

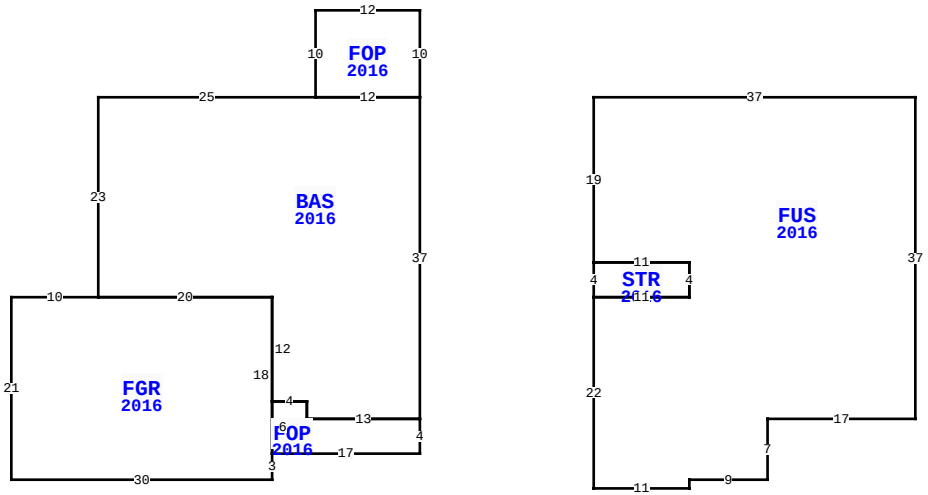
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2016	1,081	116,854
FGR	630	55	2016	346	37,402
FOP	76	30	2016	23	2,487
FOP	120	30	2016	36	3,892
FUS	1,476	100	2016	1,476	159,554
STR	44	10	2016	4	433
TOTALS	3,427			2,966	320,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,966	107.3480	112.72	334,328	2016	2016	0	0	0	4.10	95.90

1 SINGLE FAM 100% - 2017 Heated Area: 2557 HX Base Yr 2017



75172 FERN CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,621
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		374,621
SOH/AGL Deduction		179,238
ASSESSED VALUE		195,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,972
TOTAL JUST VALUE		374,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631977	CO ISSUED	0	07/27/2016
B1631977	NEW CONSTR	321,953	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/1547	7/29/2016	SW	Q	I	01	237,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HINES STEVEN D & ME						
2033/1069	3/10/2016	SW	U	V	30	172,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E37 S37 W17 S7 W9 S1 W11 N22 E11 N4 W11 N19 $
BAS=[YR=2016;ORIG=-12,0] W25 S23 E20 S12 E4 S2 E13 N37 W12 $
FGR=[YR=2016;ORIG=-37,23] W10 S21 E30 N3 N18 W20 $
FOP=[YR=2016;ORIG=0,0] N10 W12 S10 E12 $
FOP=[YR=2016;ORIG=-17,41] E17 N4 W13 N2 W4 S6 $
STR=[YR=2016;ORIG=20,23] E11 N4 W11 S4 $
PTR=[ORIG=0,0] E20 W20 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS